



**TOWN OF HOPEDALE**  
 Zoning Board of Appeals  
 78 Hopedale St, Hopedale, MA 01747

**Application for Board of Appeals Hearing**

**Be sure all questions are answered fully. If more space is necessary, attach additional sheets.**

<i>Applicant Name(s)</i>		<i>Applicant Address</i>	
		<i>Applicant Telephone #</i>	<i>Applicant Email</i>
<i>Attorney/Engineer/Consultant Name (if any)</i>		<i>Address</i>	
		<i>Telephone #</i>	<i>Email</i>
<i>Property Owner (if different than Applicant)</i>		<i>Address</i>	
		<i>Telephone #</i>	
<i>Location of Property</i>		<i>Zoning District(s)</i>	
<i>Registry of Deeds Book &amp; Page No. and Date or Land Court Certificate No. and Date of Current Title</i>		<i>Assessor's Parcel ID #</i>	
<i>Present use of property</i>	<i>Proposed use of property</i>	<i>Have you applied for a building permit?</i> Y <input type="checkbox"/> N <input type="checkbox"/>	<i>Has permit been denied?</i> Y <input type="checkbox"/> N <input type="checkbox"/>

*Requested Relief (check all that apply):*

- A **Special Permit** as provided in Section(s) \_\_\_\_\_ of the Hopedale Zoning Bylaws.
- A **Variance** from the requirements of Section(s) \_\_\_\_\_ of the Hopedale Zoning Bylaws.
- An **Appeal** of the Building Commissioner's decision. (*Attach copy of the decision.*)
- A **Comprehensive Permit** under MGL c. 40B (subsidized housing)
- Other, please explain: \_\_\_\_\_

*State briefly reason(s) for application*

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**TO BE COMPLETED IF REQUESTING A VARIANCE:**

*What circumstances exist relating to the shape, topography, or soil conditions of the subject property, which do not generally affect other land in the zoning district? (See MGL c. 40A Section J O)*

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*What substantial hardship is caused by the circumstances listed above, when the Hopedale Zoning Bylaw is applied? (See MGL c. 40A Section 10)*

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*State why you believe the grant of relief would not nullify or derogate from the intent of the Zoning Bylaw.*

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I hereby certify that the above statements and all testimony to be given by me during the Zoning Board of Appeals public hearing associated with this application are true to the best of my knowledge and belief.

*Signature of Applicant(s)*

*Date (mm/dd/yyyy)*

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*Signature of Property Owner(if different than Applicant)*

*Date (mm/dd/yyyy)*

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**For Town Hall use only**

*To be filled out by the Building Commissioner*

Date Received

Hopedale Building Commissioner

*To be filled out by the Zoning Board of Appeals*

Date Received

Received by

## ZONING BOARD OF APPEALS

### TOWN OF HOPEDALE, MASSACHUSETTS

#### VARIANCE & SPECIAL PERMIT PROCEDURES

It is recommended that the applicants obtain a copy of the Town of Hopedale Zoning By-Laws (which can be purchased at the Assessor's Office) to help with details, definitions, and other pertinent information.

- 1. COMPLETED APPLICATIONS SHALL BE FILED WITH THE TOWN CLERK:** The Town Clerk will time & date stamp your application, collect the two (2) required fees, one check for \$375.00 and a separate check for \$25.00, both made out to the Town of Hopedale, then notify the Board of your application. The Board will generate a hearing notice. The Clerk will post the notice and send a copy to the applicant
- 2. NOTICE OF HEARING:** It shall be the Boards' responsibility to publish the public hearing notice in the newspaper of general circulation in the town per the Town of Hopedale Zoning By-Laws.
- 3. PUBLIC HEARING:** At the public hearing the Board will call upon the applicant to make a brief presentation regarding the project.
- 4. NOTICE OF DECISION:** The Board shall notify the applicant of its decision per the time limits set forth in the Town of Hopedale Zoning By-laws.

#### **Along with the above requirements, for Variance Requests, please submit the following:**

**7. PLAN REQUIREMENTS:** The entire lot with lot line dimensions and total area of the lot. Show any and all existing and proposed buildings with front, sides, and rear distances from the property lines to include, but not limited to porches, decks, existing and proposed driveways and parking areas. Show any and all streets within 300 feet of property lines. Show all types of easements on the lot. The plan **must be** prepared by a "Massachusetts Registered Land Surveyor". Depending on the size or scope of the project, the Board reserves the right to ask for more information or details on the plan. The applicant shall be responsible for obtaining the above mentioned plans.

**8. SUBMISSION TO TOWN:** Submit one (1) original and ten (10) copies of plans and ten (10) copies of your application along with the (2) required fees, one check for \$375 and a separate check for \$25.00, to the Town Clerks' Office. The Town Clerk will time & date stamp your application and then notify the Board of your application.

